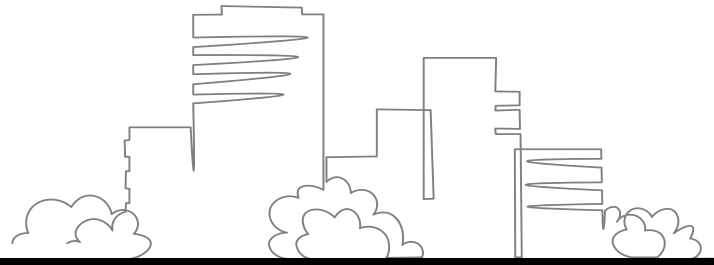


# FOR LEASE PARK PLAZA

10611 - 98 AVENUE | EDMONTON, ALBERTA



Welcome to Park Plaza, where opportunity meets prime location. Whether you're looking to establish your retail venture, professional office, healthcare practice, coffee hotspot, or convenience store, Park Plaza has it all.

Situated in the heart of the city, Park Plaza enjoys a bustling environment adjacent to the Legislative grounds and is anchored by government tenancy. The strategic placement in a mixed commercial and residential high-rise building guarantees high foot traffic, making it the perfect launchpad for new businesses.

Choose from a range of versatile spaces to suit your needs. Retail and office spaces with an exclusive opportunity for outdoor patio space.

Park Plaza stands tall as a 16-story building, with 10 floors dedicated to office spaces and an additional 6 floors for residential units. Our amenities include an indoor gym, racquetball courts, a jacuzzi, and changing rooms. Park Plaza also provides 24-hour security and on-site property manager to ensure peace of mind. Common area washrooms are conveniently located for all visitors.

With an immediate proximity to the Government Transit Centre Bus Stop and the Government LRT Station your clients and employees will find it incredibly convenient to access your space, ensuring your business remains at the forefront of convenience.

Join the thriving community at Park Plaza and make your mark in the heart of the city.

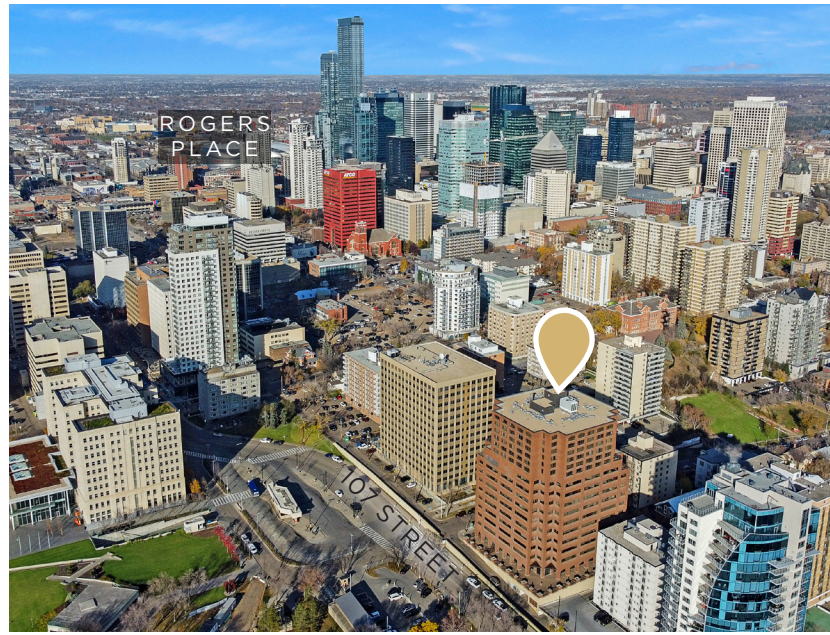
**Jewell Hansen, VP**  
Healthcare, Office/Retail Sales & Leasing  
780 919 7672 | [jewell@hcrgroup.ca](mailto:jewell@hcrgroup.ca)



HUGHES  
COMMERCIAL  
REALTY GROUP

[www.hcrgroup.ca](http://www.hcrgroup.ca)

# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA



## PROPERTY DETAILS

### MUNICIPAL

#100, #101, #104, #1001, #1002  
10611 - 98 Avenue | Edmonton, Alberta

### LEGAL

Plan NB, Block 6, Lots 97,98,99

### SPACE TYPE

Retail/Office

### BUILDING SIZE

± 198,716 SF

### PARKING

1 underground parking stall per ± 1,500 SF (additional charge). Street parking & additional parking options in the area

### YEAR BUILT

1994

### ZONING

DC2 - Site Specific Development Control

## UNIT AVAILABLE

	UNIT	SIZE ±		UNIT	SIZE ±
<b>MAIN FLOOR</b>	100	1,806	<b>10TH FLOOR</b>	1001	4,385
	101	1,271		1002	2,715
	104	5,996			

## LEASE DETAILS

### BASE RENT

Contact Listing Agent

### ADDITIONAL RENT

\$14.64 PSF

*Additional rent includes the 2025 estimate of the proportionate share of operating costs, property taxes, building insurance, management fees and utilities (power, water, gas)*

### LEASE TERM

5 to 10 years

### POSSESSION

Immediate/Negotiable

## IDEAL TENANTS



Medical or Healthcare



Convenience Store  
Coffee/Bistro



Professional Services



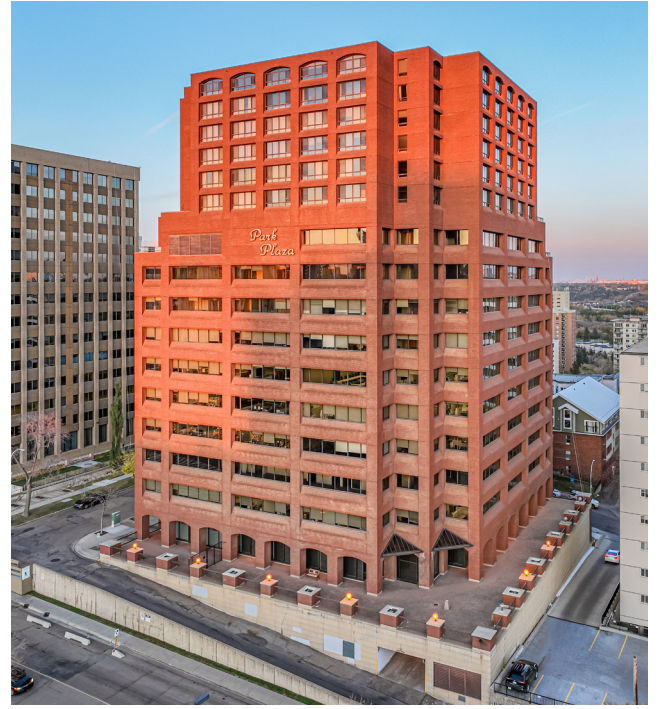
Educational Services



PARK PLAZA HAS FOOT TRAFFIC OF OVER 700 PEOPLE PER DAY

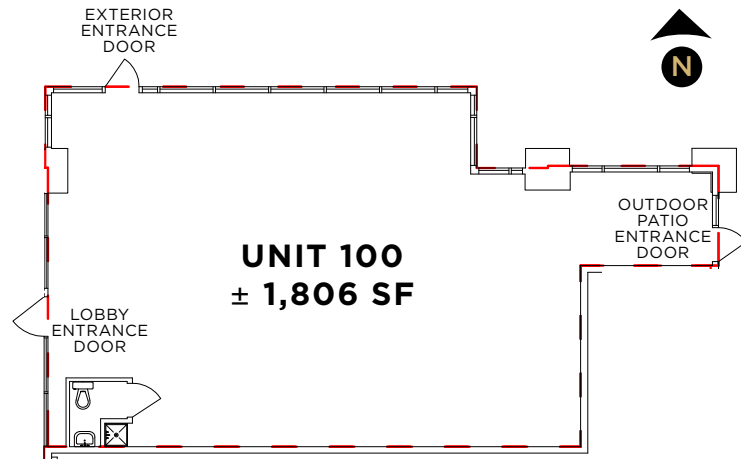


# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA



# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

UNIT 100 | 1,806 SF | RETAIL | AVAILABLE IMMEDIATELY



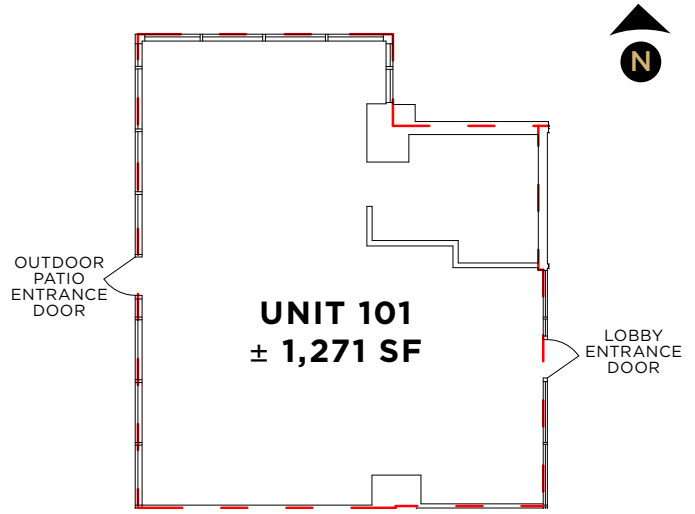
## UNIT FEATURES

- Main floor endcap unit with ample windows and natural light, open area and in-suite washroom.
- Exterior patio and lobby entrance.
- Fascia signage available. Ideal for convenience store, coffee shop, bistros, quick service restaurants.



# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

UNIT 101 | 1,271 SF | RETAIL | AVAILABLE IMMEDIATELY



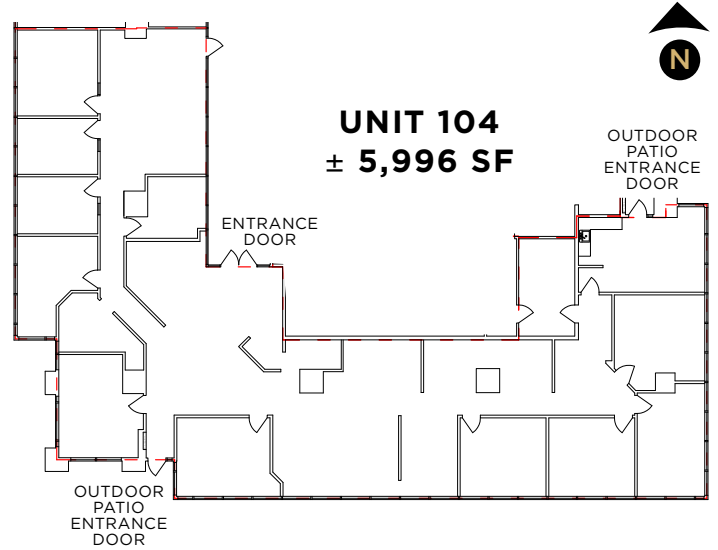
## UNIT FEATURES

- Open area concept with a food preparation area. Exclusive outdoor patio area.
- Large windows facing legislative grounds.



# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

UNIT 104 | 5,996 SF | OFFICE | AVAILABLE IMMEDIATELY



## UNIT FEATURES

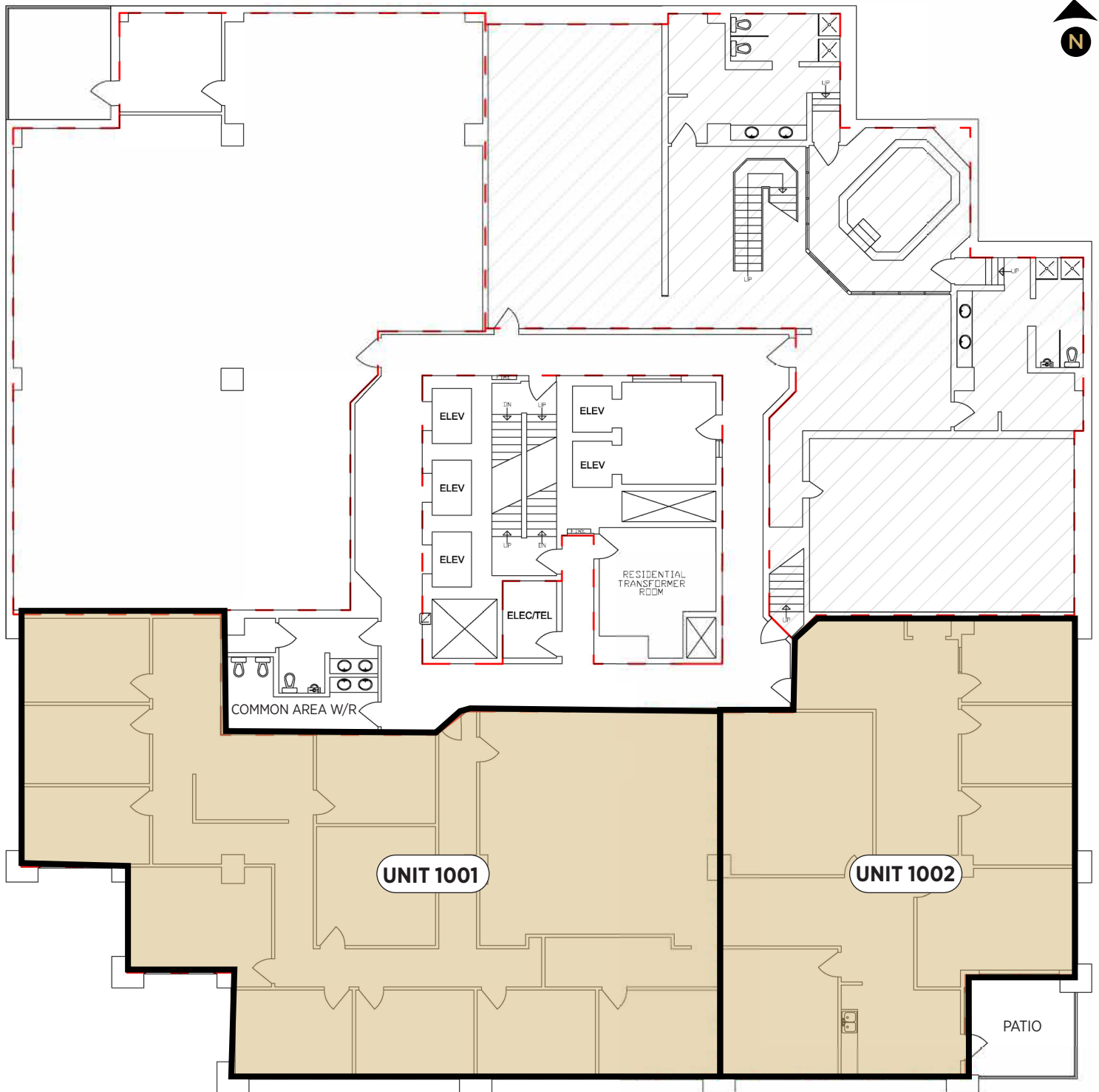
- Turn key office space. Reception area, waiting room, office spaces with large windows, open area.
- Exclusive wrap around outdoor patio space. Space can be demised.



# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

## UNIT 1001 | 4,385 SF | OFFICE | AVAILABLE IMMEDIATELY

- Suites 1001 and 1002 maximum contiguous office of ± 7,100 SF
- Common Area washrooms and 3 elevators for commercial businesses



# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

UNIT 1002 | 2,715 SF | OFFICE | AVAILABLE OCTOBER 1, 2025

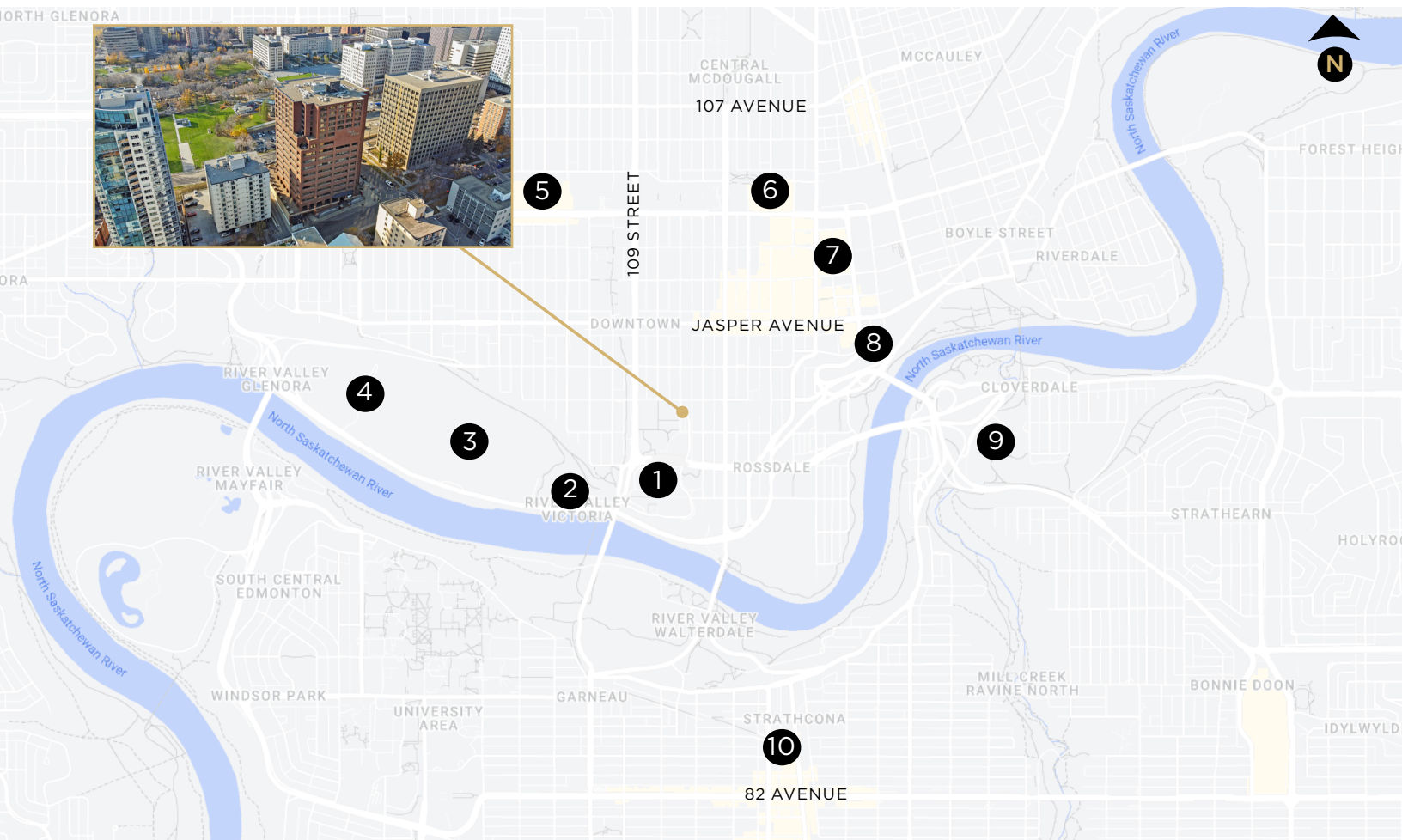


## UNIT FEATURES

- Functional design, well maintained, corner unit move in ready office space
- Exclusive outdoor patio space with majestic views of the river valley and Legislative Buildings from the 10th floor of Park Plaza
- Large windows with ample natural lighting



# FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA



**NEIGHBOURHOOD POPULATION**  
(5 KM | 2024)

213,156



**5-YEAR GROWTH FORECAST**  
(5 KM | 2024)

2.70%



**AVERAGE HOUSEHOLD INCOME**  
(5 KM | 2024)

\$94,509



**TRAFFIC COUNTS**  
98 AVENUE & 106 STREET NW  
(2018)

4,300

97 AVENUE & 105 STREET NW  
(2018)

33,100



## DRIVE TIMES

Downtown	2 Minutes
Groat Road	6 Minutes
Whitemud Drive	20 Minutes
Anthony Henday Drive	25 Minutes
Edmonton Int'l Airport	40 Minutes

## NEARBY AMENITIES & ATTRACTIONS

- |                            |                          |
|----------------------------|--------------------------|
| 1. Alberta Legislature     | 6. Rogers Place          |
| 2. Royal Glenora Club      | 7. Edmonton City Centre  |
| 3. Victoria Park           | 8. Fairmont Macdonald    |
| 4. Victoria Golf Club      | 9. Muttart Conservatory  |
| 5. Oliver/Brewery District | 10. Old Strathcona/Whyte |

## CONTACT

**JEWELL HANSEN, VP**  
Healthcare, Office/Retail Sales & Leasing  
780 919 7672 | jewell@hcrgroup.ca



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.